

Planning \$ <u>500</u>
TCP \$
Drainage \$
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PLANNING CLEARANCE
 (Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 561 25 ROAD
 Parcel No. 2945-091-21-006
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name KEN GROGAN
 Address 10897 Nth 78th St
 City / State / Zip Scottsdale, AZ 85260

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: TENANT Build out / Power House Gym
 * FOR CHANGE OF USE:
 *Existing Use: New building Health Styles
5 houses

APPLICANT INFORMATION:

Name SEAN Taylor / Taylor Const
 Address 2181 TOWAR CT
 City / State / Zip Grand Jct. Co 81503
 Telephone 970) 201-7757

*Proposed Use: Gym
 Estimated Remodeling Cost \$ 200,000
 Current Fair Market Value of Structure \$ 1,037,000

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-2</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>0'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: <u>Interior remodel</u>
Voting District _____	Ingress / Egress Location Approval <u>only</u> (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Sean Taylor Date 8/04/05

Department Approval Ulisse Aragon Date 8/5/05

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No _____
Utility Accounting <u>Overholt</u> Date <u>8/5/05</u>